

TO LET

Unit 57, 11 Liscard Way
Cherry Tree Shopping Centre
Wallasey



Location

Cherry Tree Shopping Centre forms the town centre retail provision for Wallasey. The scheme is anchored by Primark, B&M Bargains, Wilkinson and Peacocks providing 180,000 sq ft of retail space and benefits from 250 free surface car parking spaces.

Other key tenants include Costa Coffee, Holland & Barrett, Bonmarche and Card Factory.

The subject premises are located on Liscard Way with nearby occupiers including The Carphone Warehouse, Cash Converters and Hays Travel.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	882	81.9
First Floor	366	34.0

Rent

We are seeking rental offers in the order of £31,000 per annum exclusive.

Tenure

The unit is offered on a new effectively Full Repairing and Insuring Lease, for a term of years to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £17,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

The on-account service charge for the year 2018 stands at approximately £3,341.

EPC

Energy Performance Asset Rating - E

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared May 2018

Viewing Strictly through the sole letting agent.

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